



THE
BOARDWALK
COMPANY
A Real Estate Services Company

JOHN QUATTROCKI

President / Broker

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LICENSED REAL ESTATE BROKER

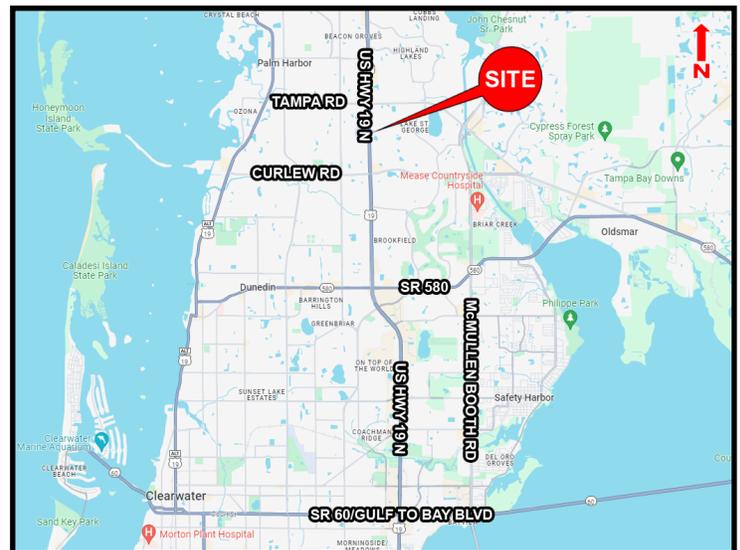
FOR SALE Medical Office Bldg

U.S. Hwy. 19 N



31581 U.S. Hwy 19 N
Palm Harbor, FL 34684

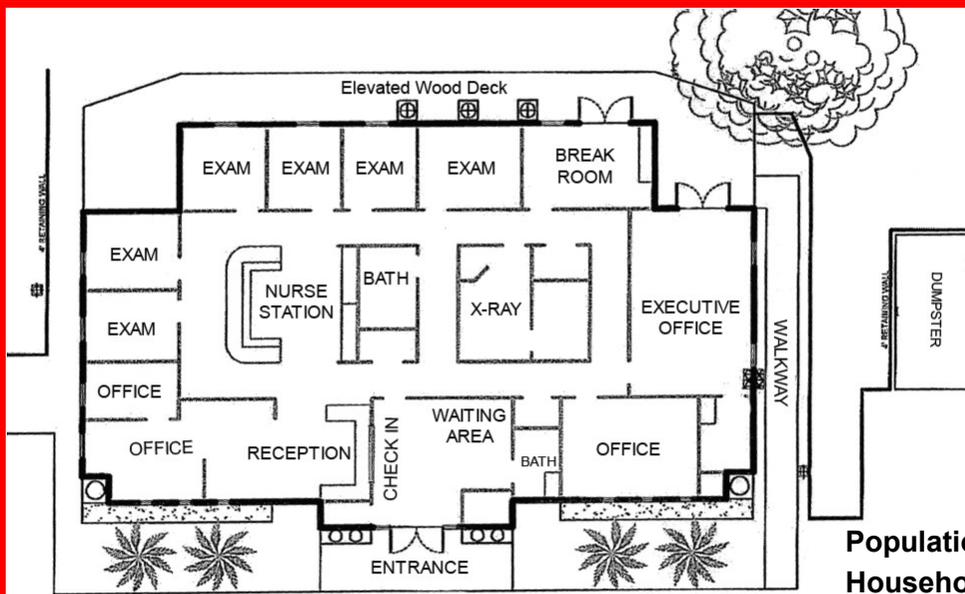
- **FOR SALE– 3,692 SF mol Medical Office** in MOVE IN condition, NO build out required. Start seeing patients immediately!
- U.S. Highway 19 pylon signage available!
- 5/1,000 sf parking ratio
- North Clearwater / Palm Harbor location with easy access to roadway systems. Approx 1 1/2 miles north of Countryside Mall.
- Daily traffic count of 76,000 vehicles per day per FDOT.
- **PRICE: \$895,000.00**



31640 U.S. Highway 19 North, Palm Harbor, FL 34684 Tele:727.784.1007 Fax:727.784.1008

www.boardwalkcompany.com

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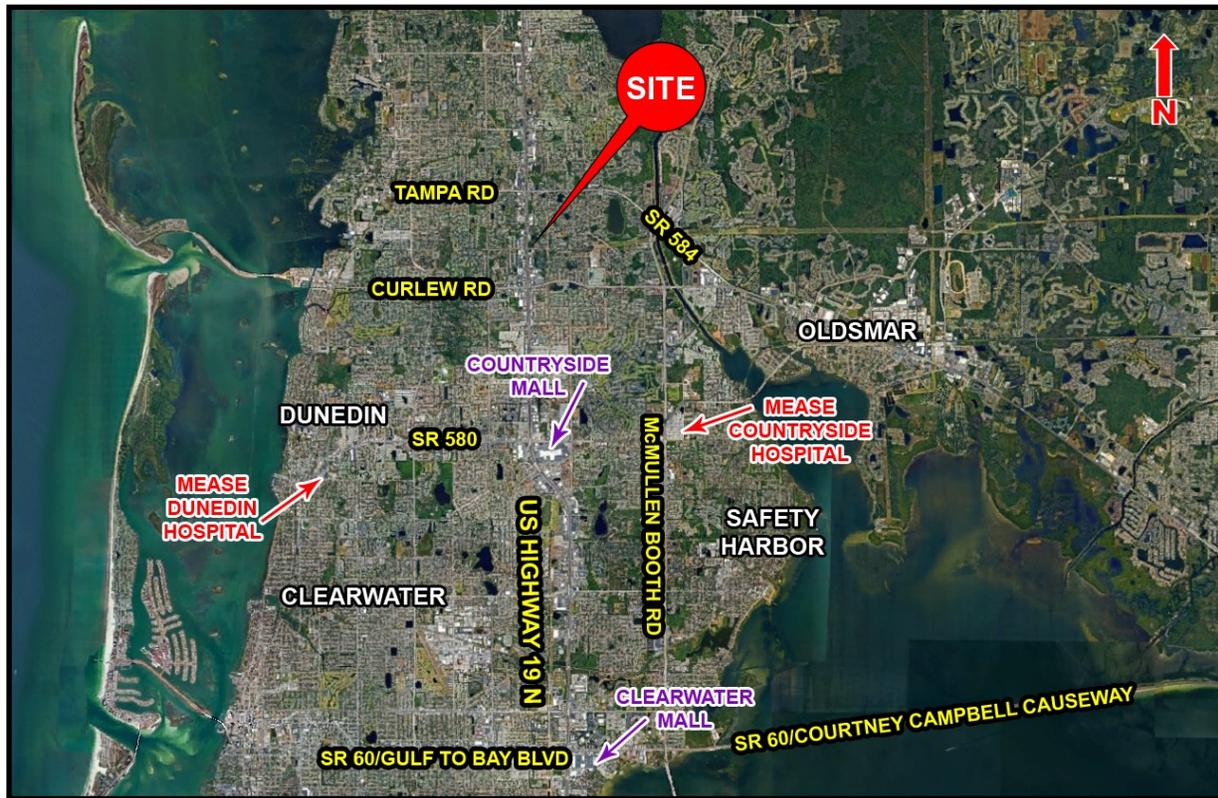


This property is unique in that it will provide a medical provider an opportunity to immediately open their doors for business upon closing and occupancy. No delays for permitting and buildout!

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,524	88,559	187,017
Households	4,486	41,305	86,350
Avg HH Income	\$97,642	\$85,078	\$87,951

Source: CoStar



Address: 31581 U.S. Hwy 19 N
Palm Harbor, FL 34684

Zoning: CP—Commercial Parkway

Property ID: 07-28-16-00000-430-0100

Land Use: ROR—Res/Office/Retail

Building: 3,692 SF mol Medical Office

Flood Zone: X

Year Built: 1985 , remodeled 2003

Real Estate Taxes: \$9,833

Land Dimensions: 200' x 125'



Price: \$895,000.00

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